

1     **Section 2-1700     TR-1 (Transitional Residential - 1)**

2     **2-1701     Purpose and Intent.**

3             (A)     The purpose and intent of the TR-1 districts is to:

- 4                     (1)     Create a visual/spatial transition between the suburban area and the rural  
5                                 area of the County;
- 6                     (2)     Achieve a blend of rural and suburban development;
- 7                     (3)     Encourage new development designs that incorporate both suburban and  
8                                 rural features;
- 9                     (4)     Achieve a balance between the built and natural environment;
- 10                    (5)     Protect and integrate open space and natural resources; and
- 11                    (6)     Implement requirements that open space be provided in conjunction with  
12                                 the ~~conservation design and other~~ standards of this Ordinance.

13     **2-1702     Use Regulations.** Table 2-1702 summarizes the principal use regulations of the TR-1  
14             districts.

15             (A)     **Organization of Use Table.** Table 2-1702 organizes the uses in the TR-1  
16                         districts by Use Classifications, Use Categories and Use Types.

17                    (1)     **Use Classifications.** The Use Classifications are: residential uses;  
18                                 agricultural uses; public and institutional uses; commercial uses; and  
19                                 industrial uses. The Use Classifications provide a systematic basis for  
20                                 assigning present and future land uses into broad general classifications  
21                                 (e.g., residential uses and agricultural uses). The Use Classifications then  
22                                 organize land uses and activities into general “Use Categories” and  
23                                 specific “Use Types” based on common functional, product, or physical  
24                                 characteristics, such as the type and amount of activity, the type of  
25                                 customers or residents, how goods or services are sold or delivered, and  
26                                 site conditions.

27                    (2)     **Use Categories.** The Use Categories describe the major sub-groups of the  
28                                 Use Classification, based on common characteristics (e.g., the residential  
29                                 Use Classification is divided into two major Use Categories: Household  
30                                 Living and Group Living). Principal uses are identified in defining the Use  
31                                 Category. They are principal uses that most closely share the common  
32                                 characteristics that are key to the Use Category.

(3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.

(B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1702 are defined in Article VIII (Definitions).

(C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-1” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-1 districts, subject to compliance with all applicable standards and regulations in this Ordinance and all other county ordinances. An “S” indicates that a Use Type is allowed in the TR-1 districts as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a special exception under other conditions. In those instances, it is identified as “P/S.”

(D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Categories are defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

(E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1702 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1702 are defined in Article VIII (Definitions).

TABLE 2-1702 TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE				
P = PERMITTED S = SPECIAL EXCEPTION				
USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>RESIDENTIAL USES</b>				
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	P	Section 5-400
	Portable Dwelling/ Construction Trailer	P	P	
	Guest house (accessory to single family detached dwelling)	P	P	Section 5-612
<b>Group Living</b>	Congregate housing facility	S	S	
	Continuing care facility	S	S	
	Orphanage or similar institution	S	S	
	Monastery or convent	S	S	Section 5-656
	Tenant dwelling	P/S	P/S	Section 5-602
<b>AGRICULTURAL USES</b>				
<b>Agriculture</b>	General Use Category	P	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	P	Section 5-626

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<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-1 UBF</b>	<b>TR-1 LF</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b>	Animal care business	P	P	Section 5-627
	Custom operators	P	P	Section 5-627
	Direct market business for sale of products produced on-site - including but not limited to PYO (pick-your- own)	P	P	Section 5-627
	Equestrian facilities	P	P	Section 5-627
	Equestrian facilities, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	S	Section 5-627
	Farm co-ops	P	P	Section 5-627
	Farm based tourism	P	P	Section 5-628
	Farm markets	P	P	Section 5-603
	Pet farms	P	P	Section 5-627
	Stables	P	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	S	Section 5-627
	Wayside stand	P	P	Section 5-604
<b>Animal Services</b>	Veterinary service	P	P	

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<b>PUBLIC AND INSTITUTIONAL USES</b>				
<b>Day Care Facilities</b>	Child care home	P	P	Section 5-609(A)
	Child or adult day care	S	S	Section 5-609(B)
<b>Cultural and Governmental Facilities</b>	Community center, HOA facilities only	P	P	
	Structure or uses for local government purposes not otherwise listed in district	S	S	
<b>Education</b>	Colleges or universities (including dorms)	S	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	S	
	Seminary	S	S	
	Vocational school	S	S	
<b>Park and Open Space</b>	Cemetery	S	S	Section 5-637
	Mausoleum	S	S	Section 5-637
	Crematorium	S	S	Section 5-637
	Community, neighborhood, or regional park , passive recreational uses	P	P	
	Community, neighborhood, or regional park, active recreational uses	S	S	
	Wetland mitigation bank	P	P	

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<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-1 UBF</b>	<b>TR-1 LF</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>Public Safety</b>	Fire and/or rescue station	S	S	Section 5-638
	Police station or substation	S	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	P	Section 5-639
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	S	Section 5-639
<b>Utility</b>	Communal sewer system	P		Section 5-621
	Communal water supply system	P		Section 5-621
	Public utility service center and storage yard	S	S	Section 5-621
	Public utility service center, without outdoor storage	P	P	Section 5-621
	Recycling drop off collection center, public	P	P	Section 5-607
	Recycling drop off collection center, private	S	S	Section 5-607
	Sewage and water treatment plant	S	S	Section 5-621
	Utility substation, dedicated	P	P	Section 5-621
	Utility substation, distribution	S	S	Section 5-616 and 5-621
	Utility substation, transmission	S	S	Section 5-616 and 5-621

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<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-1 UBF</b>	<b>TR-1 LF</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	S	Unless exempted by Section 1-103(D)
	Utility transmission line, underground	P	P	
	Water storage tank	S	S	Section 5-621
	Water and sewer pumping station	P	P	Section 5-621
<b>COMMERCIAL USES</b>				
<b>Recreation and Entertainment</b>	Golf course	S	S	Section 5-648
	Private club or lodge	S	S	
<b>Retail Sales and Service</b>	Small business	P/S	P/S	Section 5-614
<b>Visitor Accommodation</b>	Bed and breakfast homestay	P/S	P/S	Section 5-601(A)
	Bed and breakfast inn	S	S	Section 5-601(B)
<b>INDUSTRIAL USES</b>				
<b>Telecommunication Facilities</b>	Radio and/or television tower	S	S	Section 5-618
	Telecommunications antenna	P	P	Section 5-618(A)
	Telecommunications monopole	P	P	Section 5-618(B)(1)
	Telecommunications monopole	S	S	Section 5-618(B)(2)
	Telecommunication tower	S	S	Section 5-618(C)(2)

**2-1703 Development Standards.**

- (A) **General.** All development in the TR-1 districts, unless exempted pursuant to Section 2-1703(B) shall be developed consistent with Section 5-701 (TR Districts Lot Standards) and ~~6-2000 (Conservation Design)~~.
- (B) **Exemptions.** The development of a lot existing on January 7, 2003 is exempted from the standards and requirements of Section 5-701 (TR Districts Lot Standards). The development of such lot shall be subject to the development standards of Table 2-1703(B).

<b>TABLE 2-1703(B): TR-1 BUILDING REQUIREMENTS FOR EXISTING LOTS (Lots Existing Prior to January 7, 2003)</b>	
<b>Minimum Required Yards</b>	No building shall be located within 25 feet of any property line nor within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.
<b>Maximum Floor Area Ratio</b>	0.05
<b>Maximum Building Height</b>	35 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.